

COUSINS PROPERTIES INCORPORATED
DEBT OUTSTANDING
As of December 31, 2012
(\$ in thousands)

Description (Interest Rate Base, if not fixed)	Company's Ownership Interest	Rate End of Quarter	Maturity Date	Company's Share of Debt Maturities and Principal Payments						Company's Share Recourse (1)	
				2013	2014	2015	2016	2017	Thereafter		Total
CONSOLIDATED DEBT											
Floating Rate Debt											
Mahan Village (LIBOR + 1.65%; \$15mm facility)	100.00% (3)	1.86%	9/12/2014	-	13,027	-	-	-	-	13,027	3,257
Credit Facility, Unsecured (LIBOR + 1.50%-2.10%; \$350mm facility) (2)	100.00%	1.71%	2/28/2016	-	-	-	-	-	-	-	-
Total Floating Rate Debt				-	13,027	-	-	-	-	13,027	3,257
Fixed Rate Debt											
Callaway Gardens	100.00%	4.13%	11/18/2013	172	-	-	-	-	-	172	-
The Points at Waterview	100.00%	5.66%	1/1/2016	512	541	573	14,025	-	-	15,651	-
The American Cancer Society Center (4)	100.00%	6.45%	9/1/2017	1,528	1,632	1,741	1,834	127,508	-	134,243	-
191 Peachtree Tower	100.00%	3.35%	10/1/2018	-	-	-	1,305	2,013	96,682	100,000	-
Meridian Mark Plaza	100.00%	6.00%	8/1/2020	381	405	430	456	484	24,038	26,194	-
Terminus 100	100.00%	5.25%	1/1/2023	2,182	2,300	2,424	2,554	2,691	123,972	136,123	-
Total Fixed Rate Debt				4,775	4,878	5,168	20,174	132,696	244,692	412,383	-
TOTAL CONSOLIDATED DEBT				4,775	17,905	5,168	20,174	132,696	244,692	425,410	3,257
UNCONSOLIDATED DEBT											
Floating Rate Debt											
The Avenue Murfreesboro (LIBOR + 3.0%; \$97.5mm facility) (5)	50.00%	3.21%	12/31/2013	47,270	-	-	-	-	-	47,270	26,220
Terminus 200 (LIBOR + 2.5%; \$92mm facility)	20.00%	2.71%	12/31/2013	14,868	-	-	-	-	-	14,868	-
Emory Point (LIBOR + 1.85%; \$61.1mm facility)	75.00%	2.06%	6/28/2014	-	32,636	-	-	-	-	32,636	11,456
Highland City Town Center (LIBOR + 2.65%)	50.50% (3)	2.86%	1/1/2016	109	116	123	4,938	109	-	5,286	-
Creek Plantation Village (LIBOR + 2.65%)	50.50% (3)	2.86%	1/1/2016	64	67	71	2,867	-	-	3,069	-
Mt. Juliet Village (LIBOR + 2.85%; \$9.2mm facility)	50.50% (3)	3.06%	1/1/2016	51	58	62	2,935	-	-	3,106	1,538
The Shops of Lee Village (LIBOR + 2.85%; \$7.1mm facility)	50.50% (3)	3.06%	1/1/2016	46	53	56	2,648	-	-	2,803	-
Total Floating Rate Debt				62,408	32,930	312	13,388	-	-	109,038	40,602
Fixed Rate Debt											
Emory University Hospital Midtown Medical Office Tower	50.00%	5.90%	6/1/2013	23,248	-	-	-	-	-	23,248	-
Gateway Village (6)	50.00%	6.41%	12/1/2016	7,917	8,439	8,997	8,768	-	-	34,121	-
The Avenue East Cobb	11.50%	4.52%	12/1/2017	74	78	81	85	3,755	-	4,073	-
Total Fixed Rate Debt				31,239	8,517	9,078	8,853	3,755	-	61,442	-
TOTAL UNCONSOLIDATED DEBT				\$ 93,647	\$ 41,447	\$ 9,390	\$ 22,241	\$ 3,755	\$ -	\$ 170,480	\$ 40,602
TOTAL DEBT				\$ 98,422	\$ 59,352	\$ 14,558	\$ 42,415	\$ 136,451	\$ 244,692	\$ 595,890	\$ 43,859
TOTAL MATURITIES (7)				\$ 85,558	\$ 45,663	\$ -	\$ 27,413	\$ 131,263	\$ 227,841	\$ 517,739	
% OF MATURITIES				17%	9%	0%	5%	25%	44%	100%	

Floating and Fixed Rate Debt Analysis

	Total Debt (\$)	Total Debt (%)	Weighted Average Interest Rate	Weighted Average Maturity (Yrs.)
Floating Rate Debt	\$ 122,065	20%	2.67%	1.4
Fixed Rate Debt	473,825	80%	5.35%	6.3
Total Debt	\$ 595,890	100%	4.80%	5.3

(1) Non-recourse loans are subject to customary carve-outs.

(2) Total borrowing capacity of the Credit Facility at December 31, 2012 was 269.2 million. The spread over LIBOR at December 31, 2012 was 1.50%.

(3) The ownership percentage of the venture holding these loans and the allocation of results of operations and/or gain or loss on property sales may be disproportionate.

(4) The real estate and other assets of this property are restricted under a loan agreement such that these assets are not available to settle other debts of the Company.

(5) CF Murfreesboro Associates amended this note in the fourth quarter of 2012. The amendment extended the maturity date, reduced the amount available to \$97.5 million, and reduced the interest rate spread over LIBOR to 2.5% for the last 5 months of the term.

(6) See Joint Venture Information for further details on the Gateway Village venture structure. Based on the structure of the venture and the nature of the related debt, the Company excludes the Gateway Village debt in certain of its leverage calculations.

(7) Maturities include lump sum principal payments due at the maturity date. Maturities do not include scheduled principal payments due prior to the maturity date.